



“SRVBCA Quarterly News Briefing” July, 2010

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“Building Our Community....One Relationship At A Time.”

President's Message

I want to take a couple minutes to talk to you about your Association and how we can work together to get through these difficult economic times.

Look, you don't need me to tell you that times are tough—the media is doing a good job of it already.

Just like all of us do with our own businesses, as President of the SRVBCA, I have to look into my crystal ball and plan for the future. My vision of the future includes every one of you and simply can't be achieved without your help.

We at the SRVBCA, just as in our own businesses, must adapt to the market. We need to find ways to be leaner, more effective, and we must communicate better than ever before. With that in mind, everything we do at the SRVBCA—every publication, every activity, every event, is being evaluated to be sure that we are fully representing and supporting the Builders in our community.

Rest assured, the SRVBCA will continue to work to make sure the investment you make in us is worth every hard-earned dollar. We will continue to fight the seemingly never-ending regulation, the negative media and provide you with opportunities to make your business stronger.

The bottom line...We don't need to face these challenges along. I need each one of you to be here to share ideas with, to gain knowledge from, and from time to time, to commiserate with.

Together, we have the talent, we have the knowledge, and we have the resources to move forward in today's economy and into the future. Through the tough times, as well as the good, the SRVBCA remains our strength and stability.

I ask that as you look into your crystal ball and plan for your future and keep the SRVBCA in the picture.

I thank you for all of your previous support and hope I can count on your support today and in the future.

Serving you,

Dan Bailey

SRVBCA President



Presents

2010 Family Night at the Caldwell Night Rodeo **Tuesday, August. 17, 2010**

Dinner at Bent Fork

2805 Blaine Ave. Caldwell, ID

6:00-7:30 P.M.

\$10.60 per adult

\$6.50 per child (12 and under)

Rodeo Following

Pre Rodeo-6:45 P.M.

Rodeo-8:00 P.M.

\$12.50 per person (Ages 12 and under are FREE)

Reservations are required

Contact the SRVBCA Office at 467-9276 or- Fax: 467-1789 or E-mail: srvbca@qwestoffice.net

Company Name: _____ Contact: _____
Phone: _____

Dinner: # adults: _____ Kids: _____

Rodeo: # of Adults: _____

Pay By:

Card:# _____ Credit Expires: _____ Type: _____ Billing

Address: _____ Zip Code: _____

Bill Me: (members only) _



2010 Calendar of Events

July **NOTE: There is no General Membership Meeting this month**

- 1 SRVBCA Board of Directors Meeting
- 19 Associates Council and Membership Committee Meeting - Jade Garden, Nampa
Time: 12:00 PM

August **NOTE: There is no General Membership Meeting this month**

- 5 SRVBCA Board of Directors Meeting
- 16 Associates Council and Membership Committee Meeting - Jade Garden, Nampa
Time: 12:00 PM
- 17 2010 Family Night at the Caldwell Night Rodeo
6:00 PM – 7:30 PM Dinner at Bent Fork and rodeo following

September

- 2 SRVBCA Board of Directors Meeting
- 6 Labor Day (SRVBCA office will be closed)
- 9 2nd Annual Sporting Clay Tournament
- 15-17 IBCA Fall Board of Directors Meeting, Coeur d'Alene - Office will be closed
- 20 Associates Council and Membership Committee Meeting - Jade Garden, Nampa
Time: 12:00 PM
- 21 New Member Reception/General Membership Meeting - Nampa Civic Center, Nampa
Time: 5:50 PM Social Hour and Dinner 7:00 PM

October

- 2-3 Fall Preview of Homes
- 7 SRVBCA Board of Directors Meeting
- 9-10 Fall Preview of Homes
- 12 General Membership Meeting - Nampa Civic Center, Nampa Time: 12:00 PM
(Registration begins at 11:30 AM)

18 Associates Council and Membership Committee Meeting - Jade Garden, Nampa
Time: 12:00 PM

November

4 SRVBCA Board of Directors Meeting
9 General Membership Meeting - Nampa Civic Center, Nampa Time: 12:00 PM
(Registration begins at 11:30 AM)
15 Associates Council and Membership Committee Meeting - Jade Garden, Nampa
Time: 12:00 PM

December

2 SRVBCA Board of Directors Meeting
6 Associates Council and Membership Committee Meeting - Jade Garden, Nampa
Time: 12:00 PM
9 SRVBCA Christmas Banquet and Awards Banquet Nampa Civic Center, Nampa
Social Hour 6:00 PM and 7:00 PM Dinner and Awards



Snake River Valley Building Contractors Association
1123 12th Avneue South, Nampa, Idaho 83651
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www.srvbca.com

EVERY MAN OWES A PART OF HIS TIME AND MONEY TO THE BUSINESS OR INDUSTRY IN WHICH HE IS ENGAGED. NO MAN HAS A MORAL RIGHT TO WITHHOLD HIS SUPPORT FROM AN ORGANIZATION THAT IS STRIVING TO IMPROVE CONDITIONS WITHIN HIS SPHERE.

THEODORE ROOSEVELT



2010 SRVBCA Board of Directors

President: :

Dan Bailey
Landcor Building Company LLC

First Vice President:

Brian Pallesen
Pallesen Builders Inc

Past President:

Chip Kinzler
Kinzler Builders & Development

Treasure:

Gregory Braun
Ripley Doorn & Company

Executive Officer

Sharon Story

Builder Directors

John Cotner, Cotner Building Co.
Jeff Hibbard, Hibbard Construction
Randy Neary, Solid Rock Homes
Fred Sleight, Sleight Construction
Brian Falck, Pioneer Homes
Steve Edwards, Hunter Homes

Associate Directors

Chase Cavanaugh, Commercial Tire
Mike Casper, A-1 Heating & AC
Kirby Robertson, Mountain West Bank
Carrie Black, TitleOne Corp, Caldwell
Joel Scrivner, TitleOne Corp., Nampa

Life Directors

George Beets, Trademark Homes
Steve Freeman, Lloyd Lumber Co.
Bob Hibbard, Hibbard Construction
Sallie Palleria, Bradshaw Construction
Bill Pugh, Bill Pugh Construction
Lowell Rowley, Furniture City USA
Jeff Wade, Precision Builders
Rob Pilote, Pyramid Construction
Toni Gibson, Intermountain Gas
Chip Kinzler, Kinzler Builders & Development

Senior Life Director

Jim Shervik, Shervik Builders Inc.



The SRVBCA would like to thank the following businesses for stepping up and supporting our events that are sponsored by the SRVBCA .

2010 Builder's Expo Exhibitors

A Co. Inc.	A-1 Heating and Air Conditioning
Action Garage Door	Advanced Marble & Granite Inc.
Alternative Waste Water Systems	Coltrin Central Vacuum Services
Commercial Tire	First Mortgage Company of Idaho
G & G Insulation	Home Theater and Automation
Idaho Power Company	Lloyd Lumber Company
Mountain West Bank	Nampa Floors & Interiors
Overhead Door	Peak Granite
ProBuild	R.C. Willey Home Furnishings Co.
Stanley Steamer International Inc.	The Blind Gallery
The Masonry Center Inc.	TitleOne Corp.
Treasure Valley Factors	Universal Construction Services LLC
Verisafe by Secure Pacific	Zion's Bank

John Dillon Memorial Golf Tournament

Major Sponsors:

ProBuild and TitleOne Corporation

Tee and Green Sponsor

Pioneer Title	Action Garage Door
G & G Insulation	Lloyd Lumber Company
Nampa Floors an Interiors	The Masonry Center
R.C. Willey Homes Furnishings Co.	Mountain West Bank
Bank of America	Home Theater and Automation
Nampa Association of Realtors	Hunter Homes
A-1 Heating and Air Conditioning	Atkinson Mirror and Glass
ABC Sanitation	Intermountain Gas Company

NAHB APPLAUDS EPA'S DECISION TO DELAY LEAD PAINT CERTIFICATION ENFORCEMENT

WASHINGTON, June 21--The Environmental Protection Agency (EPA) decision to delay enforcement of the new Lead: Renovation, Repair and Painting rule will provide much-needed time to get more remodelers and other contractors trained – and for EPA to get the word out to consumers about the importance of hiring a certified remodeler, according to the National Association of Home Builders (NAHB).

“EPA listened to our concerns and did the right thing,” said NAHB Chairman Bob Jones, a builder and developer in Bloomfield Hills, Mich. In revised guidance released on Friday, EPA acknowledged that remodelers in many parts of the country have been unable to obtain the required training to comply with the rule – a problem that NAHB has urged the agency to solve since the rule was announced two years ago. The issue came to a head in May after floods devastated parts of Tennessee and there weren't enough certified remodelers to complete much-needed home repairs. NAHB and its state home builders association proposed a delay in enforcing the rule -- a decision EPA consented to in its letter on Friday.

While remodelers, electricians, heating and air conditioning technicians and other contractors must adhere to lead-safe work practices, including special equipment filters and a ban on open flames, EPA will not take enforcement action against firms that have been unable to obtain certification until Oct. 1 of this year.

Individual contractors must apply to enroll in a training class by Sept. 30 and complete the training by Dec. 31, 2010.

“This rule potentially affects about 79 million homeowners. That's how many homes were built before 1978, when lead paint was banned,” Jones said. “We need significantly more contractors certified than the 300,000 who have taken the training course, and we also need to make sure that affected homeowners understand the importance of hiring a certified contractor.”

Homeowners can find a certified firm at http://cfpub.epa.gov/flpp/searchrrp_firm.htm. Remodelers can search for an EPA-approved training provider at http://cfpub.epa.gov/flpp/searchrrp_training.htm or contact their local home builders association at http://www.nahb.org/local_association_search_form.aspx to find Certified Renovator training sessions.

Nation's Building News

The Official Online Newspaper of NAHB

Front Page

EPA Responds Favorably to NAHB Concerns on Lead Rule, Though Questions Remain



NAHB continues to seek clarification on [a June 18 memo](#) from the [U.S. Environmental Protection Agency](#) (EPA) delaying the enforcement of training certification requirements under the [Lead: Renovation, Repair, and Painting rule](#) until Oct. 1.

The issue is that even though contractors won't be fined or prosecuted for not having certification, the EPA's lead-safe work practices requirement still stands for remodelers working in pre-1978 homes and they will be subject to penalties if they are found not to be following them.

For certified firms and certified renovators, the delayed deadline does not change anything.

The delay does provide more time for remodelers who have been thus far unable to find a class, and that is a decided win for NAHB.

To avoid enforcement, contractors must enroll in certified renovator training with an EPA-approved training provider by Sept. 30 and the training must be

completed by Dec. 31. Remodelers must also [apply to EPA for firm certification](#) by Sept. 30.

“EPA listened to our concerns and did the right thing,” said NAHB Chairman Bob Jones.

In the revised guidance issued earlier this month, the EPA acknowledged that remodelers in many parts of the country have been unable to obtain the required training to comply with the rule — a problem that NAHB has been urging the agency to solve since the rule was announced two years ago.

The issue came to a head in May after floods devastated parts of Tennessee and there weren’t enough certified remodelers on hand to complete emergency home repairs in the area. NAHB and the [state home builders association](#) proposed a delay in enforcing the rule — a request the EPA consented to in its June 18 letter.

The EPA action was in direct response to NAHB’s continued involvement in the lead rule, which it acknowledged in the memo, including a petition to delay the rule and efforts to educate members of Congress on its adverse ramifications.

Additionally, the association had been strongly supporting an amendment from [Sen. Susan Collins](#) (R-Maine) to the Supplemental Appropriations Act that would have delayed the effective date of the rule.

“This rule potentially affects about 79 million home owners. That’s how many homes were built before 1978, when lead paint was banned,” Jones said in a press release sent after the memo was made public.

“We need significantly more contractors certified than the 300,000 who have taken the training course, and we also need to make sure that affected home owners understand the importance of hiring a certified contractor.”

More Challenges Ahead

While NAHB achieved a rare victory in the regulatory arena, the EPA’s lead rule still presents many challenges in addition to training concerns that NAHB continues to actively address, including removing the “opt-out” waiver, adding clearance testing to the rule and having it extended to commercial buildings.

There is no delay for the removal of the opt-out waiver on July 6. (For a related story from the June 14 issue of NBN, “EPA to Revoke the Lead Paint Opt-Out Waiver,” [click here](#).)

Additionally, the memo does not preclude private citizens from filing lawsuits under the rule. Remodelers still need to maintain vigilance concerning possible liability issues.

In fact, the group Parents for Nontoxic Alternatives posted a message June 26 on the lead paint news e-mail list maintained by the [National Center for Healthy Housing](#), an EPA-accredited lead paint work practices provider.

"In light of EPA's recently stated intention to delay seeking penalties against firms for not becoming RRP-certified before Oct. 1, it is even more clear that lead poisoning prevention advocates ourselves must step up our efforts to promote compliance with the law," the message said.

The group suggested that advocates contact local contractors and property management firms doing work in pre-1978 housing and encourage them to comply with the rule, then partner with interested attorneys to file a lawsuit under the Toxic Substances Control Act, "sharing any monetary settlement with the attorney" should they win against the non-certified firms.

Remodeler Leaders Meet with EPA

NAHB Remodeler leaders Bob Hanbury, [CGR](#), and Bob Peterson, CGR, [CAPS](#), [CGP](#) met with [Assistant Administrator Steve Owens](#) and other EPA officials on June 23 to discuss the problems associated with the agency's clearance testing proposal.

The testing would add more expense, increase liability and further blur the lines between remodeling and lead paint abatement contractors, Hanbury and Peterson told EPA leaders. It would also require additional technical training for the industry at a time when remodelers already are struggling to obtain training in existing certification requirements.

Before the meeting, Owens' office ruled out any discussion of the June 18 memo, telling NAHB that another division within the agency would issue clarification — although no such information had been posted by Monday morning, June 28.

This latest meeting was part of NAHB's continuing efforts to work with the EPA on a sensible lead paint work practices rule that also encourages consumers to choose a lead-paint certified remodeler rather than complete the work themselves. Although the EPA launched a consumer public relations campaign on the rule, it has yet to gain traction and home owners remain unaware of rule costs, requirements and the dangers of attempting do-it-yourself remodeling.

What the Rule Requires

The EPA requires remodelers working in pre-1978 homes to:

- Give customers the pre-renovation pamphlet (“[Renovate Right](#)”) and have them sign verification that they have received the notification
- Set up work-area containment
- Employ lead-safe work practices, such as using HEPA-filter equipped tools and not using open flames to remove paint
- Conduct thorough cleaning after work is finished
- Complete the cleaning verification process

Remodelers can [search for an EPA-approved training provider](#) or can contact their [local home builders association](#) to find certified renovator training sessions.

Remodeling firms must also become EPA-certified by [submitting a form](#) and \$300 fee.

For more details about the work practices established by the EPA in the rule, see the “[EPA Small Entity Compliance Guide to Renovate Right](#)”.

NAHB will have more updates as soon as possible.

For more information, visit www.nahb.org/leadpaint; or e-mail [Matt Watkins](#) at NAHB, or call him at 800-368-5242 x8327.



2010 IBCA Legislative Session Report

The Second Regular Session of the 60th Idaho Legislature ended on March 29th, 2010. Unlike last year's session which ran 117 days, the 2010 session lasted only 78 days, marking one of the shortest sessions in recent years. The state has been suffering from low revenues and budget cuts from the previous year. Those problems were only augmented during this year's session. Balancing the FY 2011 and FY 2012 budgets without raising revenue became the major theme during this legislative session. In order to accomplish this task, agency budgets that garner the lion's share of the General Fund had to be cut. Public education which makes up 65% of the budget and Health and Welfare at 19% saw the largest cuts while legislators turned over every stone to find much needed dollars to finish their work. Public education was cut \$138 million and the Department of Health and Welfare had over \$130 million cut out of its Medicaid and personnel budgets. The process was not easy. These budgets were difficult for many legislators and they exercised creativity in attempting to maintain funding for necessary programs.

Early in the session many state agencies started searching for funding in very creative ways. Most notably, Tom Luna, the Superintendent of Public Instruction, looked for a way to offset \$138 million in education budget cuts. With only \$18 million left in 'rainy day' funds, Luna looked at removing \$53 million from the Endowment Land Fund. The Land Board gave education an extra \$22 million-less than half of what the Superintendent requested-justified by the fact that the removal of these funds had never been done before. The Land Board rejected the \$53 million request because it would have come close to completely exhausting the fund and the board feared it had the potential to make FY 2012 education cuts deeper.

Revenues have continued to decline over the past few months. The total shortfall for the year-to-date is \$41.6 million. All departments took at least a 6% cut in funding with many programs and departments taking much deeper cuts. There was no extra money for new programs, making any bill with a negative fiscal impact virtually impossible to pass. Legislators were wary of raising taxes and fees or removing tax exemptions for additional revenue because of the impact on the producer and consumer alike. Legislators tried to balance the

budget instead of potentially harming the economy even more by placing new fees and taxes on Idaho citizens.

Even as the 2010 Legislature was in its final days, lawmakers had already come to the realization that a special session is possible if the teetering economy continues to falter. April is a critical month as taxes come due and the bulk of the revenues will be seen. Idaho's fragile budget plan for the final four (4) months of this fiscal year could be putting the state on track for a special session before July if tax receipts do not improve. In one of the final actions of the session, the legislature allowed Governor Otter to access \$107 million in reserves to address any FY 2010 budget shortfalls that may arise.

Because 2010 is an election year the 2011 Legislature will see some new faces. Members retiring include Rep. Jim Clark (Hayden Lake-R) Chairman of the House Judiciary and Rules Committee, Rep. George Saylor (Coeur D'Alene-D), Sen. Kate Kelly (Boise-D) Senate Minority Leader, Rep. Anne Pasley-Stuart (Boise-D), Rep. James Ruchti (Pocatello-D) House Assistant Minority Leader, and Rep. Donna Boe (Pocatello-D). Representative Braden Durst (Boise-D), who is currently in his second term in the House, will be running for the District 18 (Boise) Senate seat. Rep. Raúl Labrador (Eagle-R) and Rep. Russ Matthews (Idaho Falls-R) will vacate their legislative seats as they run for US House of Representatives seats in Idaho's 1st and 2nd Congressional Districts in this May's Republican primary.

The bulk of the legislature will continue to have a similar makeup. In the Senate all 28 Republicans currently serving are running for re-election with just under half of them facing primary opponents and only 11 facing Democrat challengers in the general election. On the other side of the aisle six (6) of seven (7) Democrat Senators will be seeking re-election all of which will face Republican challengers in the November general election. In the Idaho House of Representatives, 49 of 52 Republicans are running for re-election. Again less than half are facing Democrat challengers in the general while 19 are running completely unopposed. The House Democrats are looking at a much different ballot. Of the 18 Democrats currently serving only 13 will be running for re-election with ten (10) of those facing Republican challengers in the general election.

The state's seven (7) constitutional officers are also seeking re-election this cycle. Treasurer Ron Crane and Attorney General Lawrence Wasden are running unopposed while Secretary of State Ben Ysursa and Superintendent of Public Instruction Tom Luna face Democrat challengers in the general election. State Controller Donna Jones will face a Republican challenger in the primary as well as a Democrat in the General if she is successful in May. Lieutenant Governor Brad Little will face two (2) Republican challengers in the May primary with one (1) Democrat and one (1) Constitutional candidate lined up for the general election. Topping the ticket is the Office of Governor. Incumbent Governor C.L. "Butch" Otter is seeking his second term in office with ten (10) others on the ticket. Two (2) Democrats, two (2) Independents, one (1) Libertarian, and six (6) Republicans lined up for the primary in May.

The Federal ballot is also crowded. Senator Mike Crapo (Idaho Falls-R) is seeking his third term on the 2010 ballot. He faces one (1) Republican challenger in the May primary which also features two (2) Democrats and one (1) Constitution candidates. In Idaho's 1st Congressional District Representative Walt Minnick (Boise-D) will be seeking his second term unopposed in the primary. In the general election he will face one (1) Independent, one (1) Libertarian, and the winner of the five (5) way Republican primary. In Idaho's 2nd Congressional District Representative Mike Simpson (Idaho Falls-R) will face three (3) Republican challengers in May's primary with two (2) Democrats and one (1) Independent also seeking election.

As is the case every year, there were many pieces of legislation that we tracked and engaged in on behalf of the Idaho Building Contractors Association (IBCA). Below are a few that were of particular interest to the IBCA.

The Idaho Association of Counties introduced H. 501 that would have allowed Counties to provide electrical and plumbing inspections. Currently all county electrical and plumbing inspections are done by the Division of Building Safety. After hearing the concerns of IBCA and others in opposition, the counties decided to pull the bill from consideration and have put together a working group to decide if there is a common ground in going forward. The major concern from IBCA membership was the cost of such county inspections. Our goal in discussions is to include language that ensures the inspection fees cost no more than the actual cost of the inspection. We will be participating in this working group and will continue to assert the IBCA position at the working group meetings. <http://www.legislature.idaho.gov/legislation/2010/H0501Bookmark.htm>

House Bill 605 is a bill that addressed three (3) recent Idaho Supreme Court decisions concerning zoning of certain properties. The bill will provide for judicial review of all zoning applications allowed under the Local Land Use Planning Act (LLUPA) - a right that was severely restricted by the three (3) Supreme Court decisions. This bill also requires that applicants receive notice of their right to request a regulatory takings analysis for all decisions. H. 605 helps to clarify the confusion that was created in the recent court decisions. H. 605 has been signed into law and is effective immediately. <http://www.legislature.idaho.gov/legislation/2010/H0605Bookmark.htm>

There were a plethora of urban renewal bills introduced in the House Revenue and Taxation Committee this session. All were considered in a subcommittee and incorporated into one larger bill that was held in the committee. The smaller pieces of legislation were all aimed at reigning in some perceived abuses of the urban renewal law. H. 567 was aimed at clarifying some of these uses as well as provided for economic development. The result of hours and days of deliberation was H. 672. While H. 672 was a consensus product of the urban renewal subcommittee, it seemed to be a bill that nobody liked. In the

end all urban renewal bills were held with the idea that discussions would be held in the interim and more legislation would be brought forward in the next session to address urban renewal concerns.

<http://www.legislature.idaho.gov/legislation/2010/H0567Bookmark.htm>

<http://www.legislature.idaho.gov/legislation/2010/H0672Bookmark.htm>

House Bill 667 was introduced to deal with the public health districts' rules regarding subsurface sewage and waste water systems. The bill originally would have repealed all health district rules for sewage systems, allowing the Department of Environmental Quality to create and regulate a unified statewide plan. It was later amended to specifically address the issues dealing with Panhandle Health District. Ultimately the bill has had the desired effect on the health districts, as they have met with DEQ and other stakeholders and created a working plan with deadlines to create a statewide plan to regulate wastewater and sewage systems. With input from IBCA members we were able to help H. 667 pass both houses. The bill will go into effect upon signature of the governor.

<http://www.legislature.idaho.gov/legislation/2010/H0667Bookmark.htm>

Senate Bill 1325 creates a statewide exemption from the water supply and access requirements within the International Fire Code. The exemption applies to single-family homes built on parcels outside the city area of impact that are five (5) acres or larger. S.1325 was a product of an interim working group that met several times last summer with all the stakeholders including IBCA representatives. The fire marshals, counties, and fire chiefs supported the legislation with the only opposition coming from the fire commissioners. The bill has been signed into law by the governor.

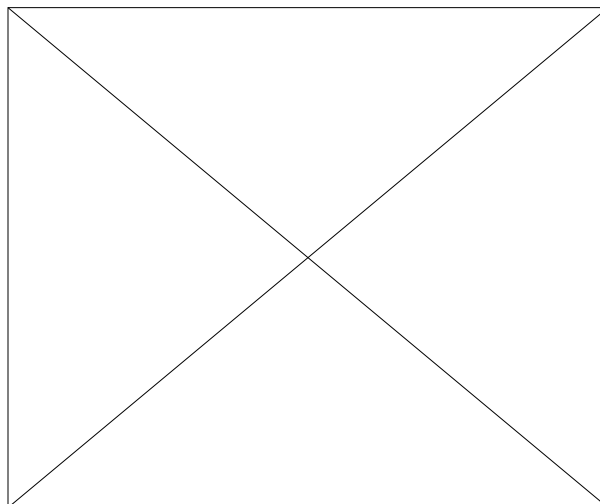
<http://www.legislature.idaho.gov/legislation/2010/S1325Bookmark.htm>

Senate Bill 1381 is a bill that was brought by Senator Chuck Winder from Eagle. The bill would have allowed the Legislature to review all sales tax exemptions currently in Idaho Code and to provide for a five (5) year sunset of any new exemptions enacted after July 1, 2010. S. 1381 passed the Senate but was held at the speaker's desk in the House. This debate is heating up as revenues continue to fall short. We can expect to see multiple versions of this idea in the future as the legislature looks for more revenue.

<http://www.legislature.idaho.gov/legislation/2010/S1381Bookmark.htm>



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Member Advantage at a Glance

www.nahb.org/ma

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NAHB Career Center www.nahb.org/careers - Powered by Constructionjobs.com

- 20% off of standard rates for job posting & 15% off other human resources services